



Implementing the Beachfront Policy of Retreat

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The Beachfront Management Act

- “A forty-year policy of retreat from the shoreline is established.” Section 48-39-280(A), June 1988
- How is it implemented?

Erosion Control Structures

- No new erosion control structures
- Existing erosion control structures that are damaged more than 50% can't be rebuilt

New Habitable Structures

- New construction between the baseline and setback line is limited to 5,000 square feet of heated space and must be located as far landward as possible.
- New construction seaward of the baseline is limited to “as large as the largest” and in no case larger than 5,000 square feet of heated space, must be located as far landward as possible, and has a removal clause.

Existing Habitable Structures

- Existing structures that are less than two-thirds damaged can be rebuilt in-place to their original size.
- Existing structures that are more than two-thirds damaged can be rebuilt to their original size but must be rebuilt as far landward as possible. However, they can be rebuilt in the same location if landward movement is not possible.